



King County Department of Assessments

Executive Summary Report

Appraisal Date 1/1/99 - 1999 Assessment Roll

Area Name / Number: East Renton & Suburbs/32

Previous Physical Inspection: 1991

Sales - Improved Summary:

Number of Sales: 932

Range of Sale Dates: 1/97 to 1/99

Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$62,100	\$98,800	\$160,900	\$171,700	93.7%	11.47%
1999 Value	\$61,200	\$108,000	\$169,200	\$171,700	98.5%	8.42%
Change	-\$900	+\$9,200	+\$8,300		+4.8%	-3.05%*
%Change	-1.4%	+9.3%	+5.2%		+5.1%	-26.59%*

*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -3.05% and -26.59% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 1998 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$64,900	\$90,700	155,600
1999 Value	\$63,600	\$104,100	\$167,700
Percent Change	-2.0%	+14.8%	+7.8%

Number of improved Parcels in the Population: 6771

The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 1998 or 1999 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

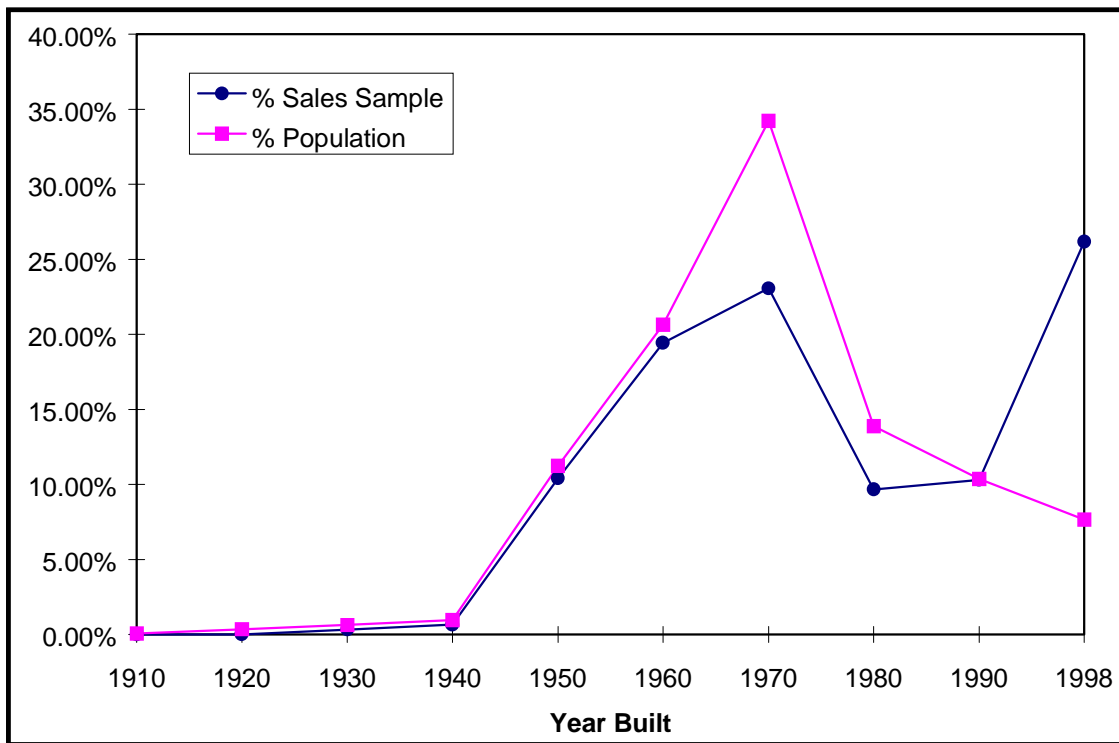
Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

Comparison of Sales Sample and population Data for Year Built

Sales Sample		
Year Built	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	3	0.32%
1940	6	0.64%
1950	97	10.41%
1960	181	19.42%
1970	215	23.07%
1980	90	9.66%
1990	96	10.30%
1998	244	26.18%
		932

Population		
Year Built	Frequency	% Population
1910	4	0.06%
1920	23	0.34%
1930	43	0.64%
1940	64	0.95%
1950	761	11.24%
1960	1398	20.65%
1970	2318	34.23%
1980	940	13.88%
1990	701	10.35%
1998	519	7.67%
		6771

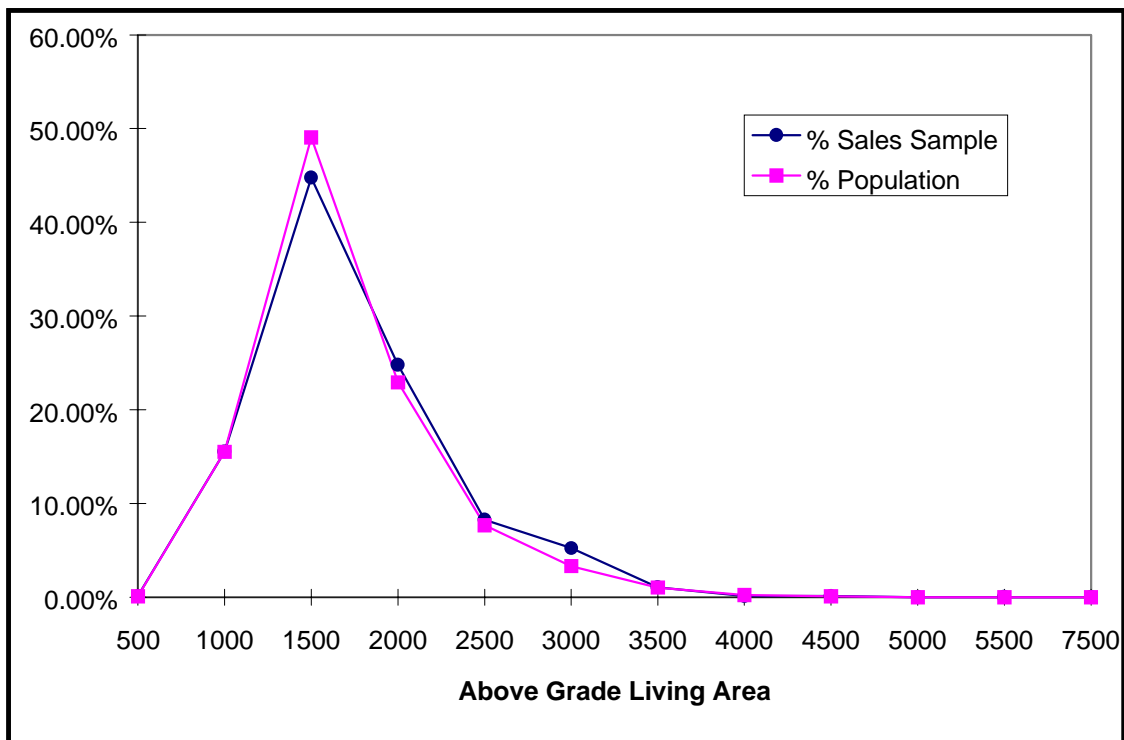


The sales sample adequately represents the population with regard to year built. The slight over-representation of new homes in the sales sample is a common occurrence since virtually all newly built homes are expected to sell and become part of any sales sample taken in the last two years.

Comparison of Sales Sample and Population Data for Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	1	0.11%
1000	145	15.56%
1500	417	44.74%
2000	231	24.79%
2500	77	8.26%
3000	49	5.26%
3500	10	1.07%
4000	1	0.11%
4500	1	0.11%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
932		

Population		
AGLA	Frequency	% Population
500	6	0.09%
1000	1050	15.51%
1500	3322	49.06%
2000	1552	22.92%
2500	521	7.69%
3000	224	3.31%
3500	71	1.05%
4000	17	0.25%
4500	6	0.09%
5000	1	0.01%
5500	1	0.01%
7500	0	0.00%
6771		

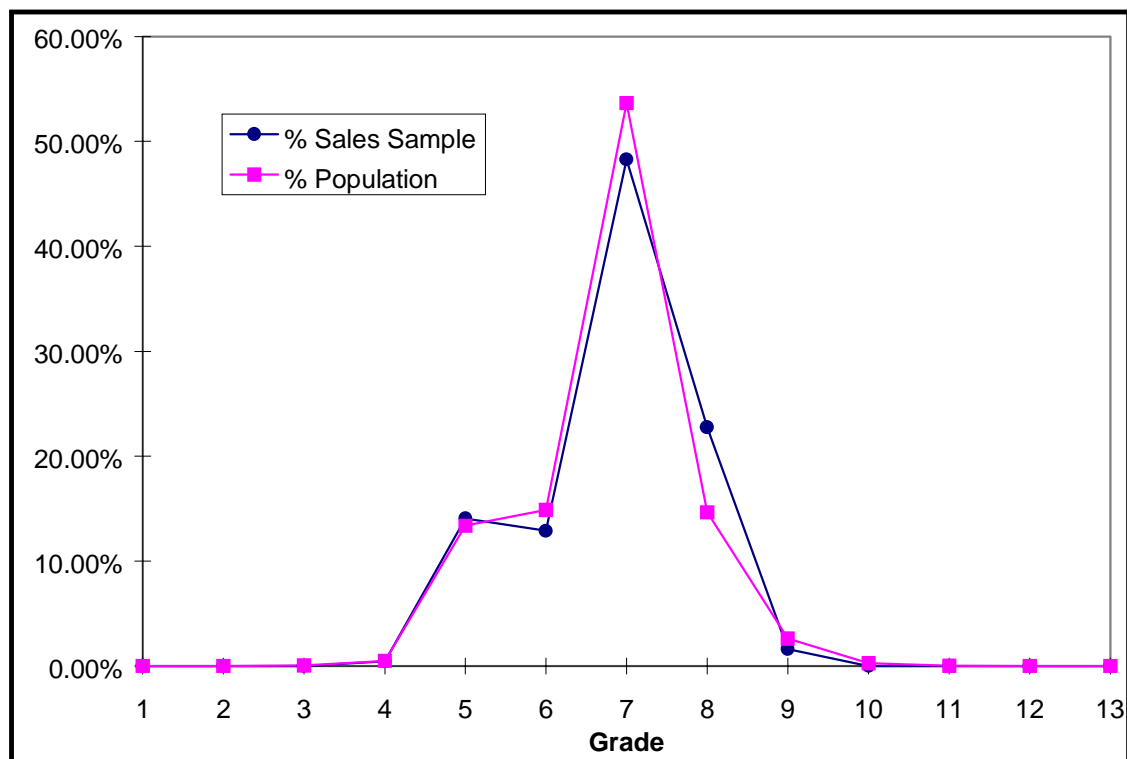


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Comparison of Sales Sample and population Data for Building Grade

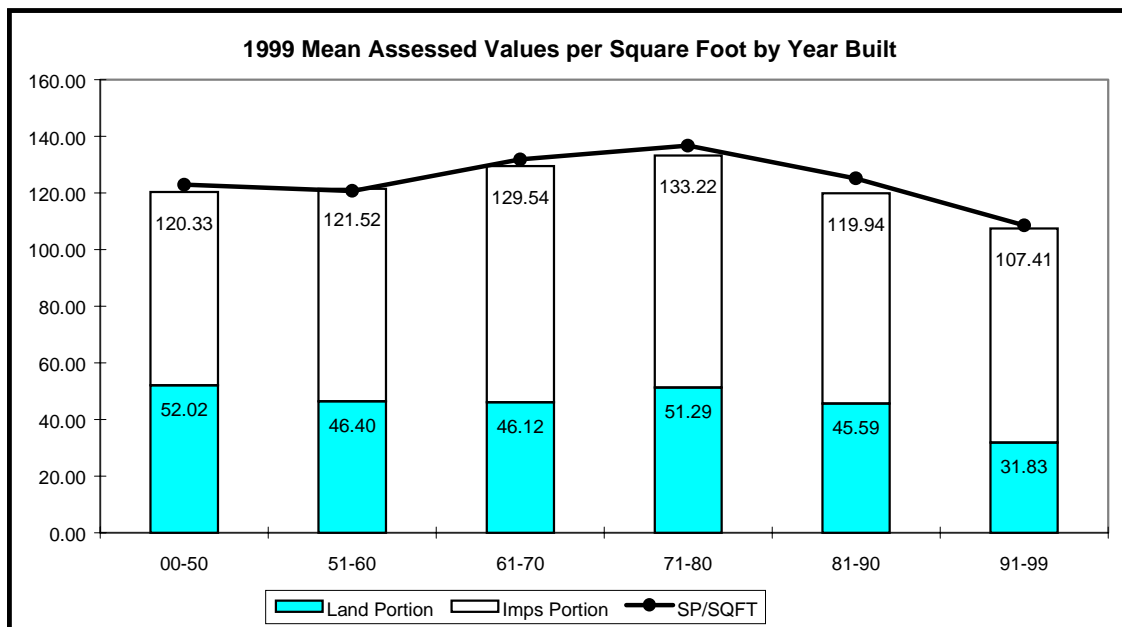
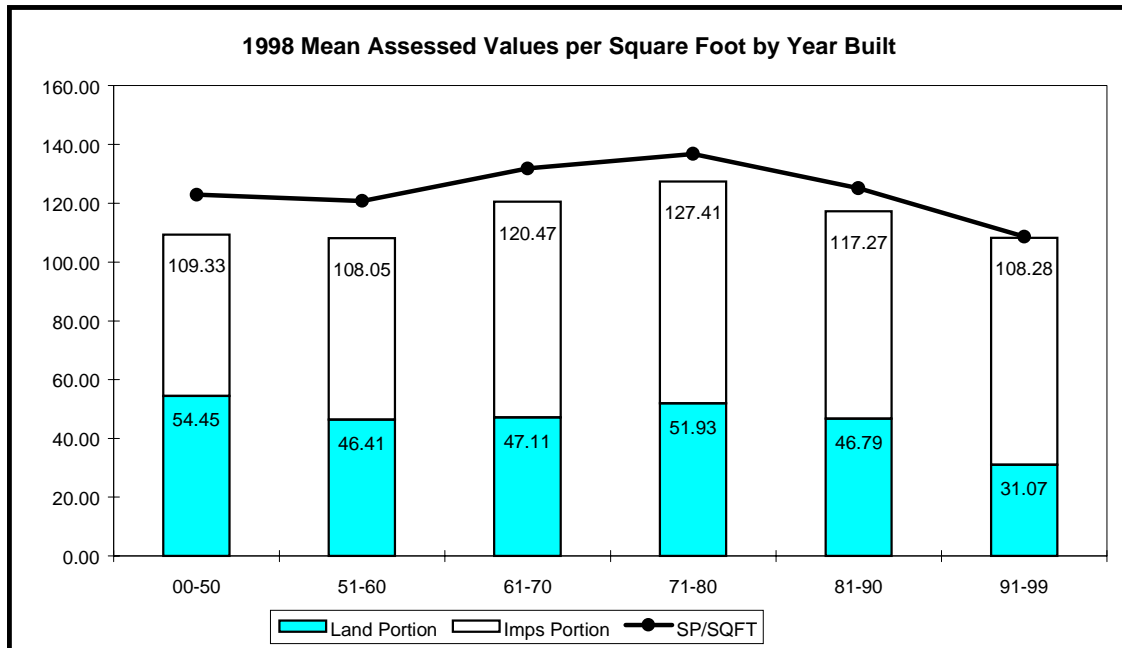
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	4	0.43%
5	131	14.06%
6	120	12.88%
7	450	48.28%
8	212	22.75%
9	15	1.61%
10	0	0.00%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		932

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	4	0.06%
4	34	0.50%
5	905	13.37%
6	1006	14.86%
7	3632	53.64%
8	993	14.67%
9	177	2.61%
10	18	0.27%
11	2	0.03%
12	0	0.00%
13	0	0.00%
		6771



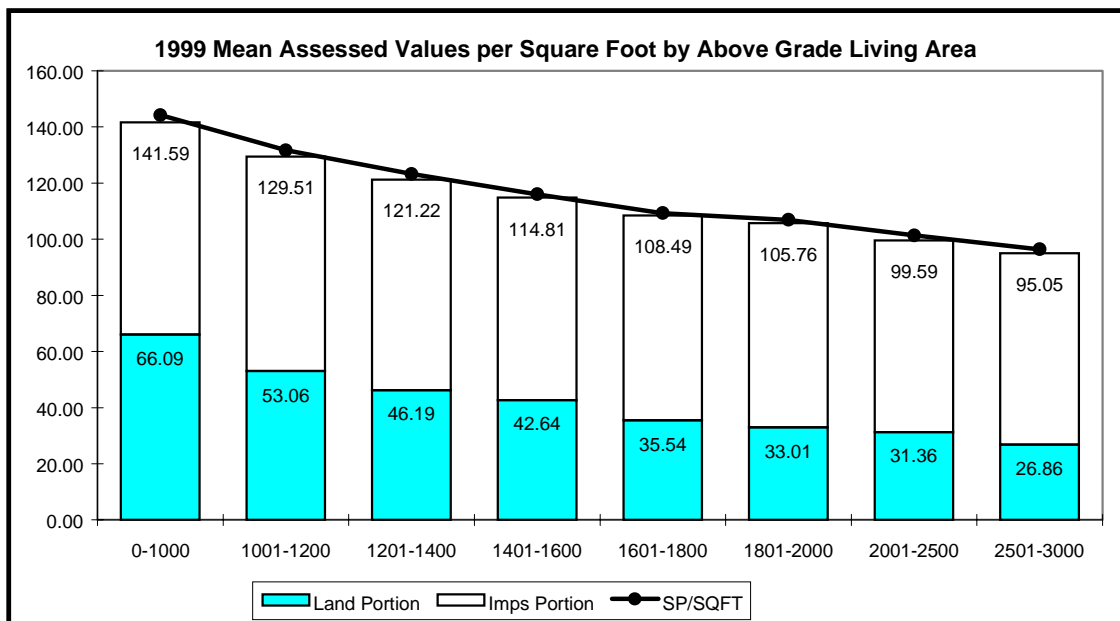
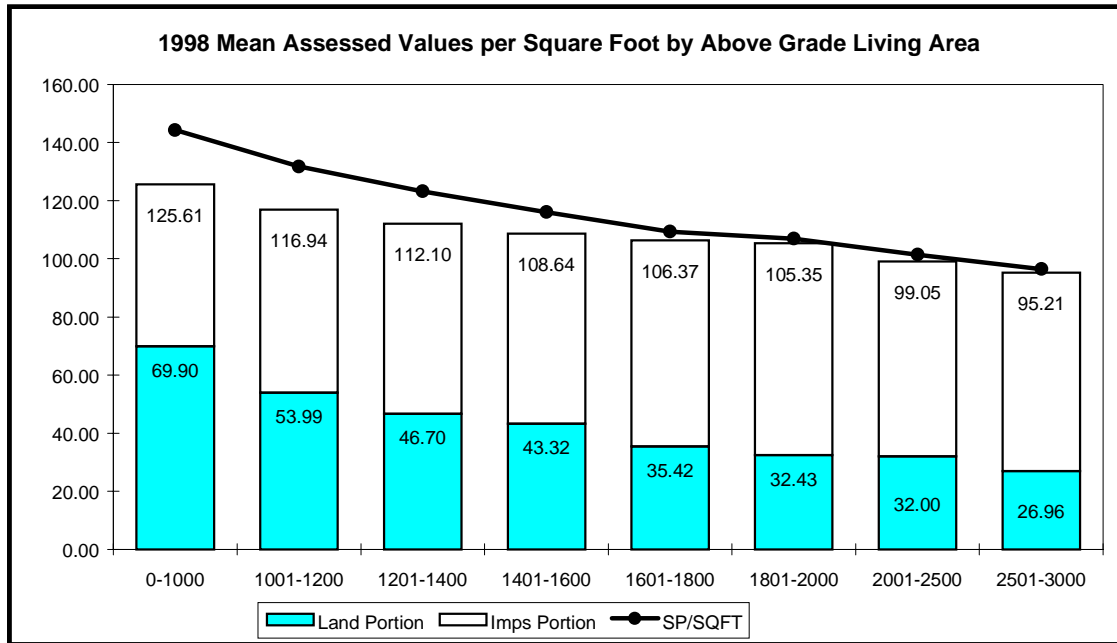
The sales sample adequately represents the population with regard to Building Grade.

Comparison of Dollars Per Square Foot Above Grade Living Area By Year Built



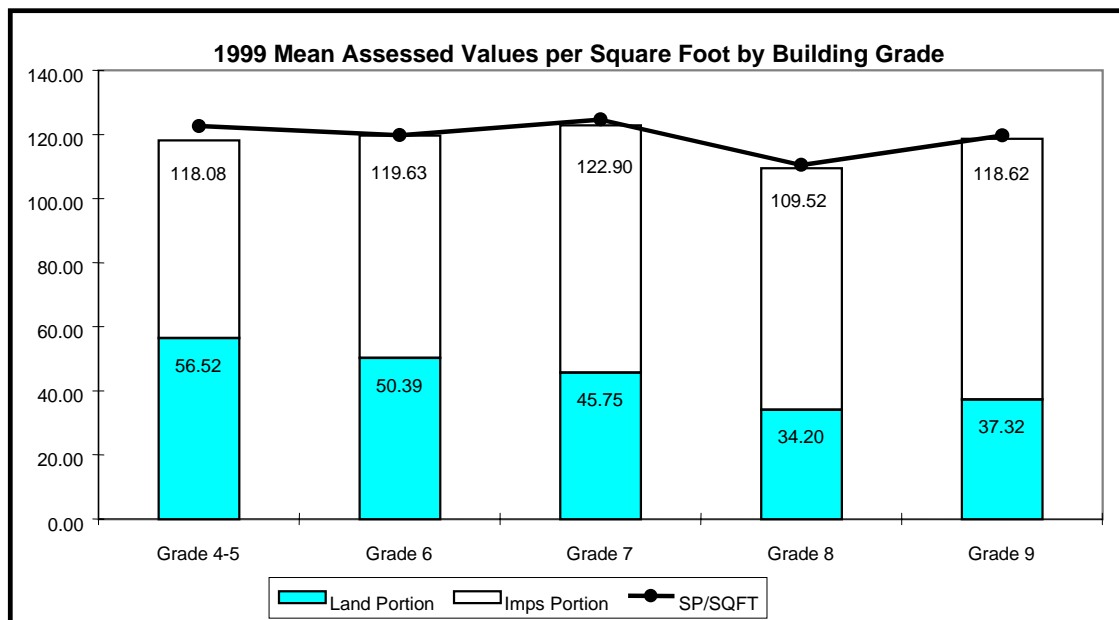
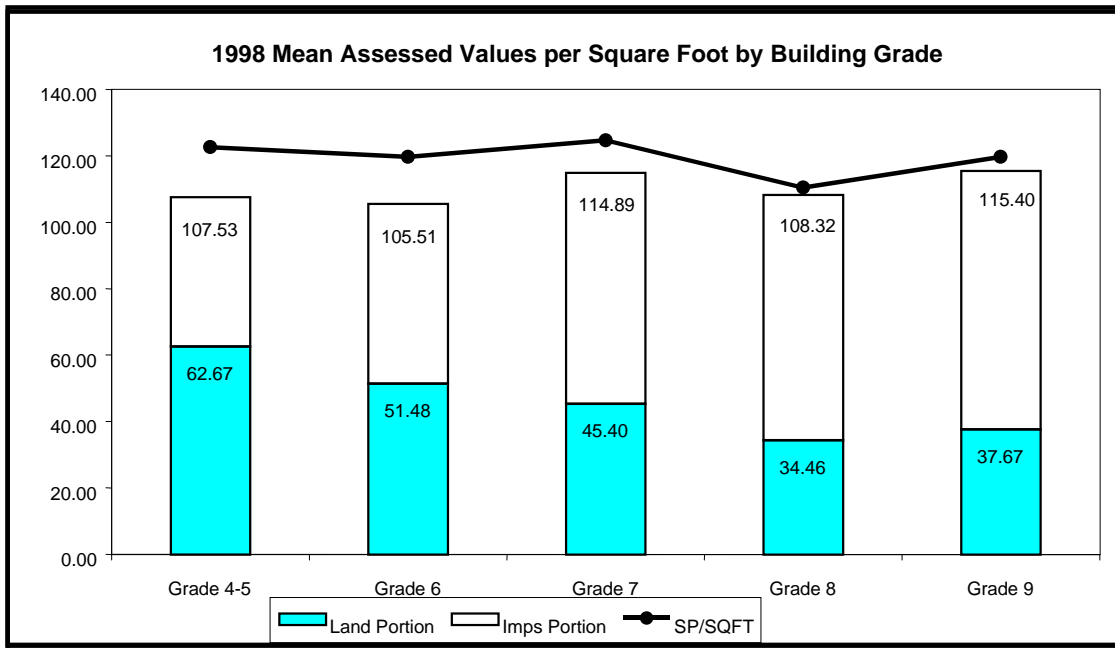
These charts clearly show an improvement in the assessment level by year built as a result of applying the 1999 recommended values. The values shown above in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of Dollars Per Square Foot Above Grade Living Area By Above Grade Living Area



These charts show a noticeable improvement in assessment level by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total combined value for land and improvements.

Comparison of Dollars Per Square Foot Above Grade Living Area by Building Grade



These charts show a definite improvement in assessment level by grade as a result of applying recommended values. The values shown in the improvement portion of the chart represent combined value for land and